



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Shelter Short Plat

Proposal Address: 10125 NE 16th Pl

Proposal Description: Preliminary Short Plat approval to subdivide an existing parcel into two single-family lots within the R-3.5 zoning district.

File Number: 20-110570-LN

Applicant: Jen Kim

Decisions Included: Preliminary Short Plat (Process II)

Planner: Richard Hansen, Assistant Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

Richard Hansen, Assistant Planner
Development Services Department

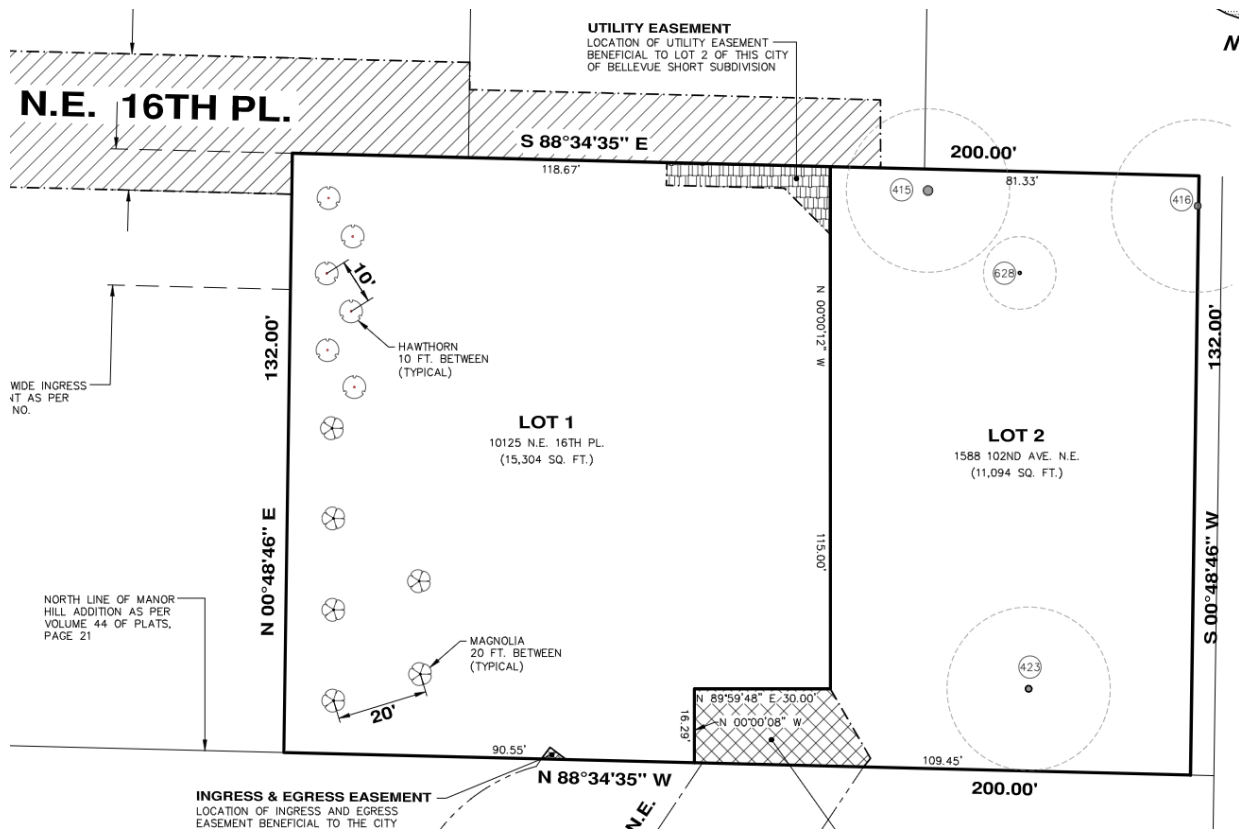
Application Date: June 22, 2020
Notice of Application: August 13, 2020
Minimum Comment Period: August 27, 2020 (14 days)
Decision Publication Date: October 21, 2021
Appeal Deadline: November 4, 2021

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (26,398 square feet) into two single-family lots (15,304 and 11,094 square feet). The site is zoned R-3.5 (a single-family zoning district) and is located within the North Bellevue Subarea. The minimum lot size in R-3.5 zoning district is 10,000 square feet. The site is currently undeveloped. Lot one will gain access from NE 16th PI to the north while Lot 2 will gain access from 102nd Ave NE to the south.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood. The site is bordered by single-family dwellings to the north, west, and south, and multi-family townhomes to the east. The property is zoned R-3.5 and has a Comprehensive Plan designation of Single-Family Medium Density. The site contains several significant trees comprised mainly of fir, laurel, and deciduous species. The topography of the site slopes moderately downward from northwest to southeast. The site contains no Critical Areas as defined under LUC 20.25H.

Figure 2 – Aerial Photograph



III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The site and surrounding properties are located in the R-3.5 single-family zoning district. The two lots proposed with this short plat application are permitted within the R-3.5 land use district. Refer to Table 1 of Section III.B for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

<u>BASIC INFORMATION</u>		
Zoning District	R-3.5 North Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium	
Gross Site Area	26,398 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	10,000 Square Feet	Lot 1: 15,304 Square Feet Lot 2: 11,094 Square Feet
Minimum Lot Width	70 Feet	Lot 1: 118 Feet (approx.) Lot 2: 81 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 132 Feet Lot 2: 132 Feet
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 25 Feet 5 Feet 15 Feet	No existing structures.
Access Easement Setbacks	10 Feet from easement	No proposed access easements.

Tree Retention	Retention of 30% of existing DBH inches is required for this site per LUC 20.20.900. Existing: 232.5 inches Required for retention: 69.75 inches	Proposed retention: 71.5 inches, 30.75% of existing inches
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Refer to Conditions of Approval regarding tree protection and tree retention in Section X of this report.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas and less than an acre in size are exempt from SEPA review pursuant to WAC 197-11-800(6), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Surface Water

The site triggers minimum requirements #1-9. Lot 1 will utilize bio-retention for a portion of the roof runoff for stormwater mitigation. The remaining roof area and the driveway will be routed to the private storm system and downstream to the proposed on-site culverts. The walkways will be mitigated via permeable pavements. Lot 2 will utilize a dispersion trench for a portion of the roof to mitigate stormwater runoff. The remaining roof area will be routed to a non-infiltrating bio-retention cell with overflow to the existing on-site ditch and routed to the private on-site storm system leading to the proposed on-site culvert. The driveway and walkways on lot 2 will be mitigated via permeable pavement. There is less than 5,000 square feet of proposed pollution generating hard surfaces, so MR #6 is not triggered. There is less than 10,000 square feet of effective hard surface, so MR #7 is not triggered.

Water

There are two proposed ¾"x1" water meters in 102nd Ave NE off the existing 4" DI water main. If there are any existing services, they must be abandoned back to the water main.

Sewer

Each lot is proposing to connect into the existing 8" concrete sewer main in NE 16th Pl. The connection points are on private property. Verify the existing easements extend to the property line for each lot's connection. The sewer stub for lot 2 appears to pass under two rockeries. It may be beneficial for the stub on lot 2 to extend directly north to avoid passing under the rockeries as well as the need for an easement over lot 1. Any existing unused connections must be abandoned back to the sewer main.

Refer to Conditions of Approval regarding Utilities conceptual approval in Section X of this report.

B. Fire Department Review

The preliminary short plat application has been reviewed and no further fire revisions are needed at this time.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed two lot short plat is comprised of one existing lot at the end of NE 16th Place and 102nd Avenue NE. The site is currently undeveloped and has frontage on NE 16th Place and 102nd Avenue NE. It does not currently have any developed ingress and egress 102nd Avenue NE is classified as a local road and paved to a point about 25 feet south of the site. NE 16th Place is a private street that extends about halfway across the north side of the site. Lot 1 on the east side of the property will be granted access to NE 16th Place via a single-family driveway. Lot 2 on the west side will be granted access to 102nd Avenue NE via a single-family driveway after extending and widening 102nd Avenue NE to the property line. The single-family driveways must be a minimum of 10 feet wide, 20 feet long, and be built per the Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator

Street Frontage Improvements

The Shelter Short Plat is located at the end of 102nd Avenue NE. There is not an existing access, curb, or sidewalk on 102nd Avenue NE, and this street stops short of reaching the site. There is an existing streetlight at the corner of NE 15th Street and 102nd Avenue NE.

In order for Lot 2 to gain access from 102nd Avenue NE, the short plat will need to extend the street to the southern property line. The extension will need to be 28 feet in width to accommodate parking on the east side of 102nd Avenue NE. A turn around will be

required to be constructed since the extension will increase 102nd Avenue NE to over 150 feet in length. Since there will be a low volume of traffic on 102nd Avenue NE, the project has proposed a modified turn around in order to fit within the existing ROW and not affect the adjoining properties. This would be acceptable provided the turnaround would be able to accommodate an SU-30 vehicle for delivery trucks and garbage vehicles. The modified turn around shall be located within the ROW, or an easement will need to be recorded.

The roadway extension and widening on 106th Avenue NE will be required to add curb and gutter to accommodate the turnaround. Since there is no existing curb on this street, the short plat will be required to design and install curb transitions at the beginning of the curb and at the single-family driveway. Since the short plat is in an area without any sidewalk, the plat will not be required to add sidewalk along the frontage.

As there is not an existing streetlight at the end of 102nd Ave, the short plat will be required to install a streetlight near the turnaround according to City of Bellevue Standards.

As there is not existing signage for parking on 102nd Ave, 102nd Ave NE will be required to be signed according the MUTCD and City of Bellevue standards.

Frontage improvements will be required, and shall include:

- Complete 102nd Avenue NE to the property line with a minimum width of 28 feet including the curb and gutter.
- Provide a modified turn around at the end of 102nd Avenue NE that would accommodate a SU-30 vehicle.
- Install curb and gutter along extension of roadway and turn around on 102nd Avenue NE.
- Install curb transitions at the beginning of new roadway and at the single-family driveway on 102nd Avenue NE.
- Provide an easement for the small section of the turnaround not located with the COB ROW
- All pavement within ROW shall be 2 inches of Hot Mix Asphalt Class ½ inches PG 64 -22 over 4 inches of Hot Mix Asphalt Class ½ inches or 1 inch PG 64 -22 per Transportation Design Manual Standard Drawings.
- Any overhead utilities coming into the plat are required to be undergrounded per Bellevue City Code.
- Install a new street lighting pole near the turn around on 102nd Avenue NE according to City of Bellevue Standards.
- Install appropriate signing and channelization for a dead-end roadway.
- Install “no parking” signs on the west side of 102nd Avenue, on the east side of the 102nd Avenue where the width is not accurate, and at the turn around.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street

improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, 102nd Avenue NE is classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of the street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Sight Distance

The driveway access shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak hour trips being generated by the Shelter Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

Refer to Conditions of Approval regarding Right of Way use permits, off-street parking, engineering plans, sight distance, pavement restoration, and infrastructure improvements in Section X of this report.

D. Clearing and Grading Review

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat with two conditions of approval.

Refer to Conditions of Approval regarding Clear and Grading permits and seasonal restrictions in Section X of this report.

VI. PUBLIC COMMENT

The City notified the public of this proposal on August 13, 2020, with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. A public information sign was also installed on the site the same day. The City received no written public comments regarding the proposal.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

The original design included an access easement through the southeast corner of Lot 1 for access to Lot 2. It also included the retention of two significant invasive Laurel trees. The proposal was modified to remove the access easement by changing the proposed lot line locations. The tree retention was modified to include replanting in lieu of retention as to remove the invasive species and replace them with native and non-invasive species that better fit the character of the residential neighborhood.

VIII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety, and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes moderately downward from northwest to southeast as well as the existing trees on site.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Finding: Refer to Section III.B of this report for dimensional requirements. As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code and the City of Bellevue Development Standards.

All lots shown can be developed, without the need for a variance, in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the North Bellevue Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The proposal will protect the subarea from more intense uses and ensures that the subarea remains an area of residential neighborhoods (S-NB-1). The proposal will also protect and preserve natural vegetation to provide buffers between land uses (S-NB-6).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: As conditioned, each lot can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. **Refer to Conditions of Approval regarding the variance and demolition restrictions in Section X of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Shelter Preliminary Short Plat WITH CONDITIONS.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Divisions, (425) 452-6864
Fire Code – BCC 23.11	Scott Gerard, (425) 452-6808
Land Use Code – BCC Title 20	Richard Hansen, (425) 452-2739
Noise Control – BCC 9.18	Richard Hansen, (425) 452-2739
Transportation Develop. Code – BCC 14.60	Tyler Moore, (425) 452-6933
Traffic Standards Code 14.10	Tyler Moore, (425) 452-6933
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Mohamed Sambou, (425) 452-4853

A. GENERAL CONDITIONS:

1. Clearing and Grading Permit

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before plat construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

Authority: Clearing and Grading Code 23.76.035

Reviewer: Savina Uzunow, Development Services Department, Clearing and Grading Division

2. Seasonal Clearing and Grading Restrictions

The clearing and grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and

sedimentation.

Authority: Clearing and Grading Code 23.76

Reviewer: Savina Uzunow, Development Services Department, Clearing and Grading Division

3. Utilities - Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Side sewer permits (UA) will be required for the sewer connections. Water meter permits (UC) will be required for the new and upgraded meters.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06

Reviewer: Mohamed Sambou, Utilities Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

4. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

4. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of clearing and grading, building, foundation, or demolition permits.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

5. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the connection to 102nd Avenue NE, pavement restoration on 102nd Avenue NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- Complete 102nd Avenue NE to the property line with a minimum width of 28 feet including the curb and gutter.
- Provide a modified turn around at the end of 102nd Avenue NE that would accommodate a SU-30 vehicle.
- Install curb and gutter along extension of roadway and turn around on 102nd Avenue NE.
- Install curb transitions at the beginning of new roadway and at the single-family driveway on 102nd Avenue NE.
- Provide an easement for the small section of the turnaround not located with the COB ROW
- All pavement within ROW shall be 2 inches of Hot Mix Asphalt Class ½ inches PG 64 -22 over 4 inches of Hot Mix Asphalt Class ½ inches or 1 inch PG 64 - 22
- Any overhead utilities coming into the plat are required to be undergrounded.
- Install a new street lighting pole near the turn around on 102nd Ave NE according to City of Bellevue Standards.
- Install appropriate signing and channelization for a dead-end roadway.
- Install "no parking" signs on the west side of 102nd Avenue NE, on the east side of the 102nd Avenue NE where the width is not adequate, and at the turn around.
- Sight distance requirements must be met per BCC 14.60.240 at the new

driveways.

a) Miscellaneous:

- Landings on sloping approaches in driveways are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual; Americans with Disabilities Act.

Reviewer: Tyler Moore, Transportation Department

6. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access points on 102nd Avenue NE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240 and 14.60.240

Reviewer: Tyler Moore, Transportation Department

7. Pavement Restoration

The city's pavement manager has determined that this segment of 102nd Avenue NE will require Grind and Overlay restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies

of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
Reviewer: Tyler Moore, Transportation Department

8. Tree Protection

To minimize impacts to trees to be retained during construction the applicant shall do the following:

A. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

B. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

Authority: Bellevue City Code 23.76.060
Reviewer: Richard Hansen, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
Reviewer: Tyler Moore, Transportation Department

2. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private road (**OR** joint use driveway) are jointly responsible for maintenance and repair of the private road (**OR** joint use driveway). Also, the final Subdivision map must include a note that specifies that the private road (**OR** joint use driveway) will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

Authority: Bellevue City Code 14.60.130
Reviewer: Tyler Moore, Transportation Department

3. Tree Preservation Plan

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future home construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

Authority: Land Use Code 20.20.520.E, LUC 20.20.900
Reviewer: Richard Hansen, Development Services Department

4. Demolition of existing structures within proposed setbacks

All existing structures within required minimum structure setbacks must be removed prior to approval of the final short plat. The applicant shall apply for a building permit to remove the structures.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6
Reviewer: Richard Hansen, Development Services Department

5. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

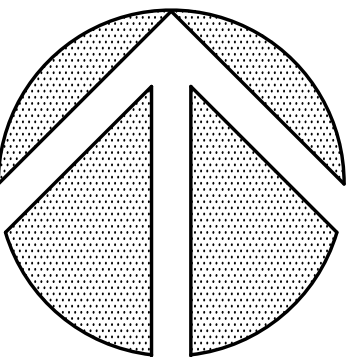
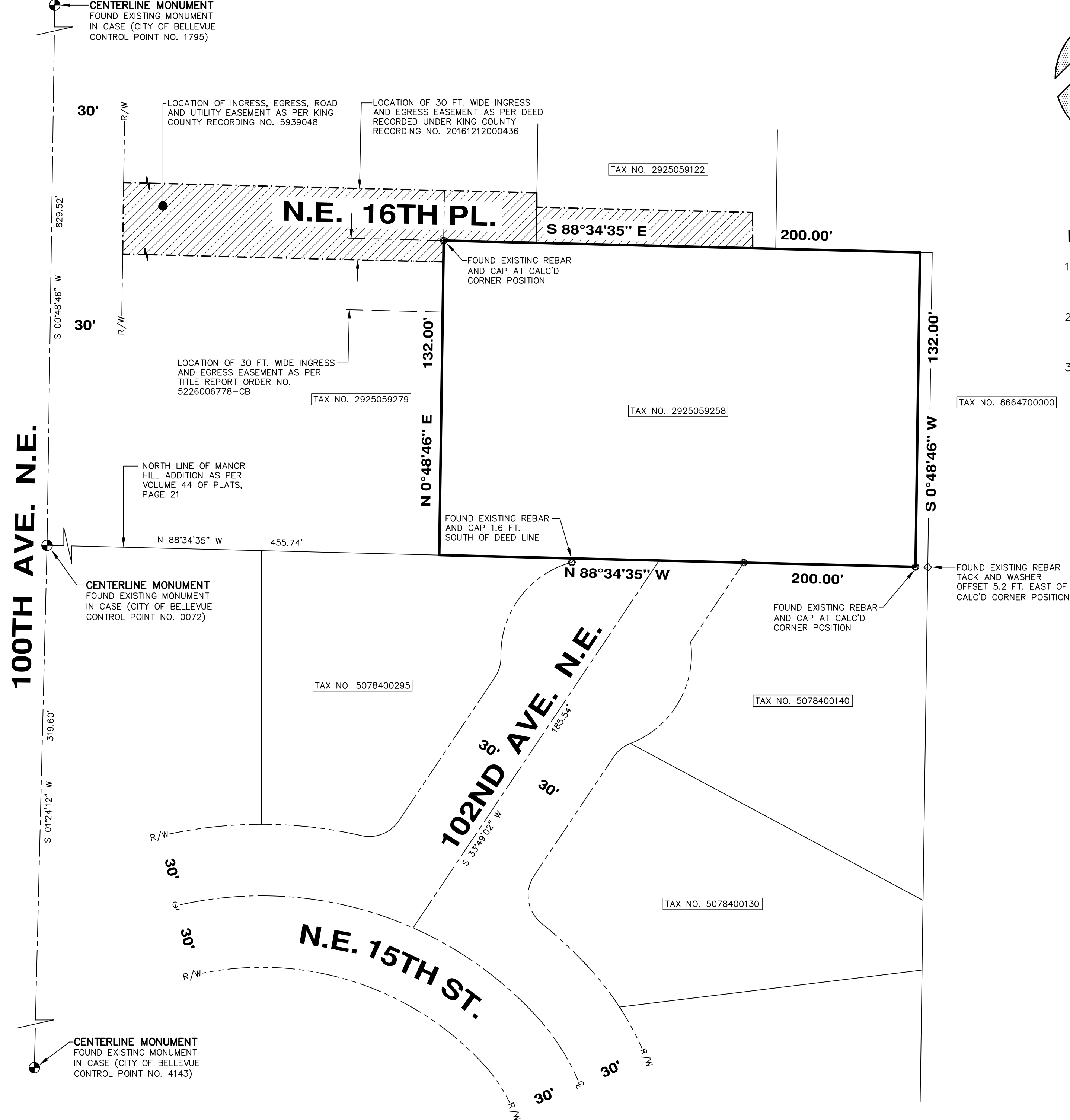
“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

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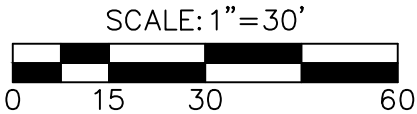
Authority: Land Use Code 20.45B.130.A.6
Reviewer: Richard Hansen, Development Services Department

ATTACHMENTS
Project Drawings

100TH AVE. N.E.



NORTH



REFERENCES

1. RECORD OF SURVEY PERFORMED BY MEAD GILMAN & ASSOCIATES, RECORDED UNDER VOL. 308 OF SURVEYS, PG. 144, RECORDS OF KING COUNTY, WA.
2. PLAT OF MANOR HILL ADDITION, RECORDED IN VOL. 44 OF PLATS, PG. 21-22, RECORDS OF KING COUNTY, WA.
3. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5226006778-CB, DATED MAY 02, 2019.



DATE: _____

CHADWICK WINTERS

LAND SURVEYING

1422 N.W.85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

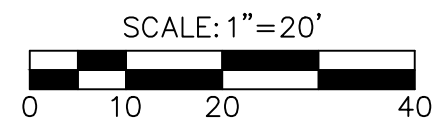
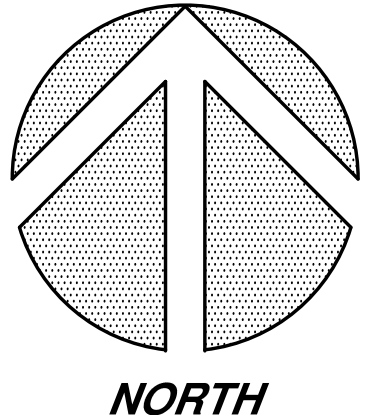
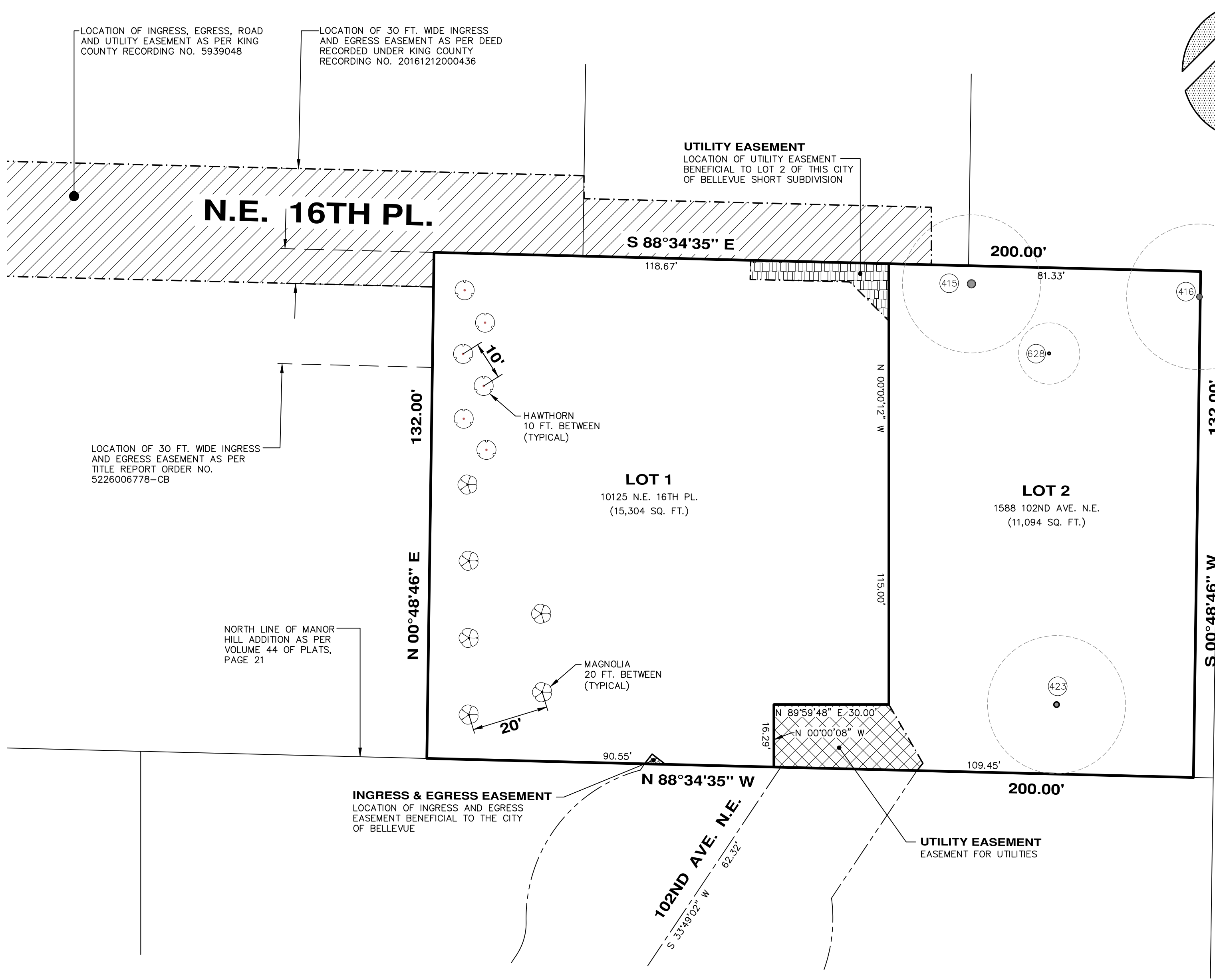


City of Bellevue

SHORT PLAT NO. 20-110570-LN

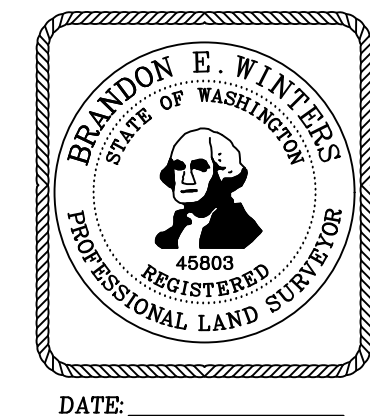
DRAWN BY: RCS	DATE: 06/30/2021	PROJECT #: 19-6540
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 2 OF 3

BLOCK & BOUNDARY DETAIL



TREE PRESERVATION PLAN

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.



CHADWICK WINTERS

LAND SURVEYING

1422 N.W.85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

DATE: _____



City of Bellevue

SHORT PLAT NO. 20-110570-LN

SUBDIVISION DETAIL

DRAWN BY: RCS	DATE: 06/30/2021	PROJECT #: 19-6540
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 3 OF 3